

080.0

0006

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

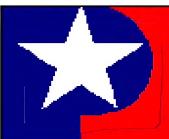
706,100 / 706,100

USE VALUE:

706,100 / 706,100

ASSESSED:

706,100 / 706,100


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 25 | | BRATTLE TERR, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|-------------------------|--|
| Owner 1: PORRETTA ELLEN | |
| Owner 2: | |
| Owner 3: | |

Street 1: 25 BRATTLE TERR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .122 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Wood Shingle Exterior and 2064 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |

Census: Exempt

Flood Haz:

D Topo

s Street

t Gas:

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 5320 | | Sq. Ft. | Site | | 0 | 70. | 1.09 | 11 | | | | | | | | | 405,719 | | | | | | 405,700 | |

| Legal Description | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|-----------|
| | | | | | | | 49913 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 11/27/18 |

 Total Card / Total Parcel
 706,100 / 706,100
 706,100 / 706,100
 706,100 / 706,100

 APPRAISED:
 USE VALUE:
 ASSESSED:
 706,100 / 706,100

| | |
|-----------------|----------|
| 16527! | |
| PRINT | |
| Date | Time |
| 12/30/21 | 04:03:30 |
| LAST REV | |
| Date | Time |
| 07/22/19 | 14:26:19 |
| apro | |
| 6527 | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

| PREVIOUS ASSESSMENT | | | | | | | Parcel ID | 080.0-0006-0010.0 | | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|-------------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 101 | FV | 300,400 | 0 | 5,320. | 405,700 | 706,100 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 290,100 | 0 | 5,320. | 405,700 | 695,800 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 290,100 | 0 | 5,320. | 405,700 | 695,800 | 695,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 230,000 | 0 | 5,320. | 405,700 | 635,700 | 635,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 230,000 | 0 | 5,320. | 272,400 | 502,400 | 502,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 230,000 | 0 | 5,320. | 260,800 | 490,800 | 490,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 230,000 | 0 | 5,320. | 237,600 | 467,600 | 467,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 215,700 | 0 | 5,320. | 191,300 | 407,000 | 407,000 | Year End Roll | 12/11/2014 |

| SALES INFORMATION | | | | | | | TAX DISTRICT | | | | PAT ACCT. | | | |
|-------------------|-----------|------|-----------|-----------|--|------------|--------------|-----|-------|-------|-----------|--|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | | Sale Price | V | Tst | Verif | Notes | | | | |
| LEONARD JOHN R | 25715-156 | | 10/5/1995 | | | | 1 | No | No | F | | | | |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | | |
|------------------|--------|----------|--------|----------|------------|----------|------------|--------------------|------------|--------------|-----|----------------------|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | |
| 8/4/2015 | 1073 | Alterati | 12,600 | 8/4/2015 | | | | Remove wall in liv | 11/27/2018 | MEAS&NOTICE | CC | Chris C | | | | | |
| 2/19/2015 | 165 | Solar Pa | 14,000 | | | | | Installation of ro | 3/19/2009 | Meas/Inspect | 189 | PATRIOT | | | | | |
| 4/28/2010 | 361 | Redo Bat | 9,750 | | | | | DEMO & REBUILD 2ND | 5/3/2006 | External Ins | BR | B Rossignol | | | | | |
| 11/10/2005 | 1047 | Siding | 17,450 | | | G7 | GR FY07 | VINYL & GUTTERS | 1/18/2000 | Meas/Inspect | 277 | PATRIOT | | | | | |
| 12/16/2004 | 1189 | Re-Roof | 6,300 | | | | | | 8/2/1993 | | MF | | | | | | |

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

| | | | | | | | | | | | | | | | | | | |
|---------------------------------|------------------------------|------------------------------|-----------|------------------------------------|-----------------|-------------------------|-------------------|-------------------|---------------------------------|-----------|----------|----------------------|------|--------------|------------|------------|--------------|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | |
| Type: 5 - Cape | Sty Ht: 1T - 1 & 3/4 Sty | (Liv) Units: 1 | Total: 1 | Full Bath: 1 | Rating: Average | A Bath: 1 | Rating: Very Good | SINK IN BSMT. | | | | | | | | | | |
| Foundation: 1 - Concrete | Frame: 1 - Wood | Prime Wall: 1 - Wood Shingle | Sec Wall: | 3/4 Bath: A 3QBth | Rating: | 1/2 Bath: | Rating: | | | | | | | | | | | |
| | | | % | A HBth: | Rating: | OthrFix: 1 | Rating: Average | | | | | | | | | | | |
| Roof Struct: 1 - Gable | Roof Cover: 1 - Asphalt Shgl | Color: YELLOW | | OTHER FEATURES | | Kits: 1 | Rating: Average | 1st Res Grid | Desc: Line 1 | # Units 1 | | | | | | | | |
| | | | | | | A Kits: | Rating: | Level | FY LR DR D K FR RR BR FB HB L O | | | | | | | | | |
| | | | | | | Fpl: 1 | Rating: Average | Other | | | | | | | | | | |
| | | | | | | WSFlue: | Rating: | Upper | | | | | | | | | | |
| | | | | | | | | Lvl 2 | | | | | | | | | | |
| | | | | | | | | Lvl 1 | | | | | | | | | | |
| | | | | | | | | Lower | | | | | | | | | | |
| | | | | | | | | Totals | RMS: 8 | BRs: 3 | Baths: 1 | HB | | | | | | |
| GENERAL INFORMATION | | | | CONDOS INFORMATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | |
| Grade: C - Average | Year Blt: 1961 | Eff Yr Blt: | | Location: | | Floor: | | No Unit | RMS | BRs | FL | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | % Own: | | 1 | 8 | 3 | | | | | | | | |
| Jurisdict: G12 | | Fact: . | | Name: | | | | | | | | | | | | | | |
| Const Mod: | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | Exterior: | | | | Interior: | | | | | | |
| Avg Ht/FL: STD | Prim Int Wal 2 - Plaster | Sec Int Wall: | | Phys Cond: GD - Good | 18. % | Functional: | | No Unit | RMS | BRs | FL | | | | | | | |
| | | | % | Economic: | | Special: | | 1 | 8 | 3 | | | | | | | | |
| Partition: T - Typical | | | | Override: | | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | | Total: 18.6 % | | | | | | | | | | | | | |
| Sec Floors: | | | % | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | | | | | | | | | | | | | | | |
| Subfloor: | | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | | | | | | | | | | | | | | | |
| Int vs Ext: | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | | | | | | | | | | | | | | | |
| Solar HW: Yes | Central Vac: NO | | | | | | | | | | | | | | | | | |
| % Com Wal | | % Sprinkled | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 080.0-0006-0010.0 | | | | | | | | | | IMAGE | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | |
| 2 | Frame Shed | D | Y | | 18X10 | A | AV | 1970 | | 0.00 | T | 39.2 | 101 | | | | | |
| | | | | | | | | | | | | | | | | | | |
| More: N | Total Yard Items: | | | | | Total Special Features: | | | | | | | | Total: | | | | |
| | | | | | | | | | | | | | | | | | | |